

Amy Harvey

From: edsburke@gmail.com
Sent: Tuesday, June 06, 2023 2:46 PM
To: All Agenda Materials
Subject: Fw: A results approach for managing the new housing pipeline

Categories: Agenda Packet Process

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Dear Town Clerk,

I plan on presenting this letter as follow up at the next scheduled Council meeting on Wednesday, June 7. Please let me know if you have questions.

Thanks, Ed Burke at 919-928-2078

----- Forwarded by Edmund Burke/Edmund Burke on 06/06/2023 02:44 PM -----

From: Edmund Burke/Edmund Burke
To: mayorandcouncil@townofchapelhill.org
Cc: "Anya Grahn" <agrahn@townofchapelhill.org>, "Anya Grahn-Federmack" <v3540@PublicInput.com>
Date: 05/31/2023 11:02 PM
Subject: A results approach for managing the new housing pipeline

Dear Mayor Pam and council members,

I'm writing you with a recommendation for changing the way you evaluate and manage new housing opportunities proposed from developers and placed in the pipeline. I'm including an action you should take to better inform the community and get us more engaged in helping you set and meet housing goals.

I am referring to your document "Active Development Applications." According to the most recent report I have, my calculations indicate there are presently 20 separate projects comprising almost 5,000 new housing units in our pipeline. I understand that number represents a significant increase, about 20%, in Chapel Hill's housing stock.

So I am asking you these questions:

How many units are identified for low income residents?

How many units are identified for middle income residents?

Are you satisfied with the target numbers cumulatively from these 20 developers?

What is your action plan for increasing the numbers, ensuring all 20 developers are engaged with you in developing the target solution?

In other words, I am recommending you take a universal approach, a cumulative focus on developing target numbers for low income and middle income housing, and then creating a strategy for ensuring the numbers are met.

Here are three specific action ideas for your consideration:

1. You should inform every developer in the pipeline that until all the goals are set among all developers in the pipeline,

no project gets final approval, construction does not start!

2. Invite the entire Chapel Hill community to an open house where every developer in the pipeline reveals his plans, letting us know where these developments are going, and what they are going to look like, and who their target customers are.

3. Develop a more robust commitment to parks and playgrounds to provide for this influx of 5,000 new housing units. I am reminded of a recent article in a national publication that quoted an expert in the field saying that "housing for the low income population without adequate parks and playgrounds will guarantee that the poor will remain poor." So commit to a more integrated plan with imaginative solutions to complement this significant housing influx..

Let's get the entire community involved in helping you determine and meet results oriented goals for low income and middle income housing. Let's set numbers, publicize them and keep us posted on the progress against plan.

The alternative is a continuation of working out of your in box, one development at a time, without a clear vision of the big picture, ensuring disappointing results.

I look forward to receiving your remarks regarding my recommendations.

Thanking you for your service,

Edmund S. Burke, Jr.
228 Mill Race Drive
Chapel Hill, NC 27514
PH: 919-932-9100